


SEND TAX NOTICE TO:  
America's Servicing Company  
3476 Stateview Blvd  
Fort Mill, SC 29715

  
20110504000133960 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
05/04/2011 10:01:02 AM FILED/CERT

CM #: 111798

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of February, 2006, Marleny E. Ponce, a single person, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Mortgage Lenders Network USA, Inc. d/b/a Lenders Network, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20060228000093990, said mortgage having subsequently been transferred and assigned to US Bank National Association as Trustee RASC 2006-EMX3, by instrument recorded in Instrument No. 20101116000383620, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said US Bank National Association as Trustee RASC 2006-EMX3 did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of



the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of March 30, 2011, April 6, 2011, and April 13, 2011; and

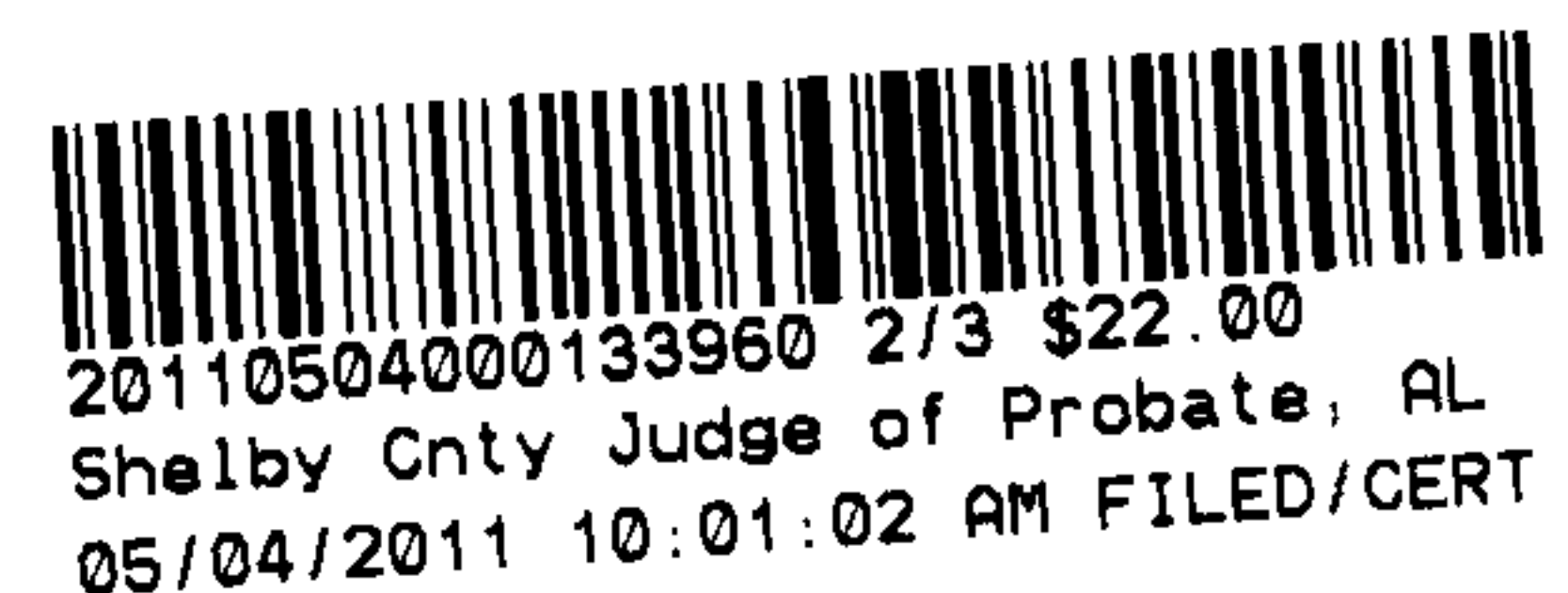
WHEREAS, on April 25, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and US Bank National Association as Trustee RASC 2006-EMX3 did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said US Bank National Association as Trustee RASC 2006-EMX3; and

WHEREAS, US Bank National Association as Trustee RASC 2006-EMX3, was the highest bidder and best bidder in the amount of One Hundred Thirty-Two Thousand Six Hundred And 00/100 Dollars (\$132,600.00) on the indebtedness secured by said mortgage, the said US Bank National Association as Trustee RASC 2006-EMX3, by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto US Bank National Association as Trustee RASC 2006-EMX3, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Laurel Woods, Phase V, as recorded in Map Book 20, Page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto US Bank National Association as Trustee RASC 2006-EMX3 its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.





IN WITNESS WHEREOF, US Bank National Association as Trustee RASC 2006-EMX3, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee.

US Bank National Association as Trustee RASC  
2006-EMX3

By: AMN Consulting, LLC  
Its: Auctioneer and Attorney-in-Fact

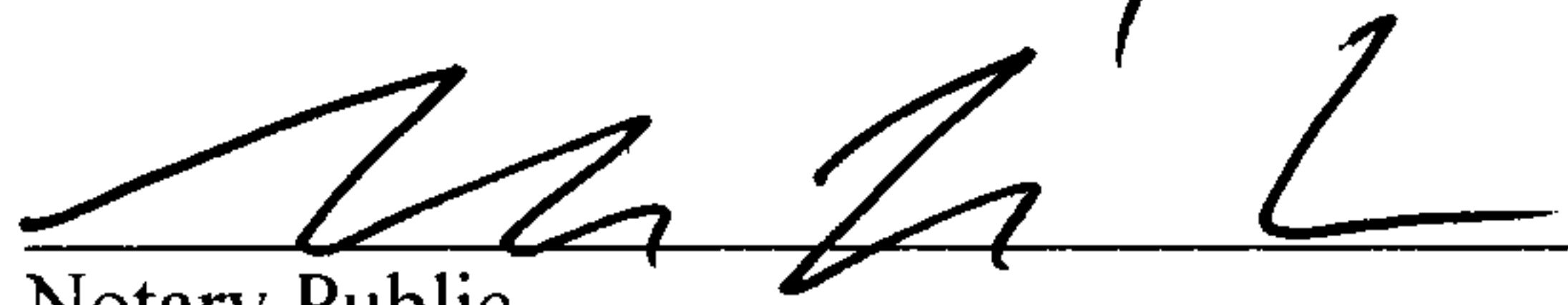
By:   
Aaron Nelson, Member

STATE OF ALABAMA        )

COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact for US Bank National Association as Trustee RASC 2006-EMX3, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this 31<sup>st</sup> day of may,  
2011

  
Notary Public  
My Commission Expires: \_\_\_\_\_

This instrument prepared by:  
Ginny Rutledge  
SIROTE & PERMUTT, P.C.  
P. O. Box 55727  
Birmingham, Alabama 35255-5727

